

WIMBLEDON PARK ORLANDO NO. 1 INC.
 APPROVED BUDGET FOR JANUARY 1 - DECEMBER 31, 2023

DESCRIPTION	COST THRU AUG 31 2022	ESTIMATE THRU DEC 31 2022	202 UNITS YEARLY 2022 BUDGET	INCREASE/ (DECREASE)	202 UNITS YEARLY 2023 BUDGET	MONTHLY 2023 BUDGET	1 BEDROOM 94 UNITS MONTHLY COST PER UNIT	2 BEDROOMS 94 UNITS MONTHLY COST PER UNIT	3 BEDROOMS 14 UNITS MONTHLY COST PER UNIT
REVENUE									
Assessments	352,464.00	528,696.00	528,185.65	40,584.24	568,769.89	47,397.49	200	259	301
Special Assessment (If not already paid in full)							28	36	42
Laundry Revenue	4,292.50	6,438.75	12,000.00	-4,000.00	8,000.00	666.67	2.81	3.65	4.23
Late Fee Income	474.33	711.50	500.00	0.00	500.00	41.67	0.18	0.23	0.26
Attorney's Fees		0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Late Notice Fees	-35.00	30.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Miscellaneous Income	298.00	447.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Interest Income-Oper	50.18	75.27	0.00	0.00	0.00	0.00	0.00	0.00	0.00
TOTAL REVENUE	357,544.01	536,398.52	540,685.65	36,584.24	577,269.89	48,105.82	230.95	299.31	347.54
ADMINISTRATIVE									
Office Expenses	710.53	2,965.80	3,000.00	0.00	3,000.00	250.00	1.05	1.37	1.59
Telephone	90.00	360.00	360.00	0.00	360.00	30.00	0.13	0.16	0.19
Legal	1,417.54	2,126.31	5,000.00	0.00	5,000.00	416.67	1.76	2.28	2.65
Audit	3,225.00	3,225.00	3,341.00	-116.00	3,225.00	268.75	1.13	1.47	1.71
Management Fees	17,791.04	26,686.56	26,664.00	0.00	26,664.00	2,222.00	9.37	12.16	14.11
Reserve Study/Ins Audit	0.00	0.00	0.00	1,900.00	1,900.00	158.33	0.67	0.87	1.01
License/Annual Corp Fee	61.25	61.25	61.25	0.00	61.25	5.10	0.02	0.03	0.03
Condo Division Fee	0.00	808.00	808.00	0.00	808.00	67.33	0.28	0.37	0.43
Bad Debt Expense	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Loan or S/A Expenses	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
Liability Insurance	62,726.19	96,094.15	95,000.00	28,000.00	123,000.00	10,250.00	43.24	56.10	65.10
TOTAL ADMINISTRATIVE	86,021.55	132,327.07	134,234.25	29,784.00	164,018.25	13,668.19	57.67	74.81	86.81
UTILITIES									
Project Electricity	7,621.45	11,432.18	12,000.00	0.00	12,000.00	1,000.00	4.22	5.47	6.35
Water	11,776.40	17,664.60	21,500.00	-1,500.00	20,000.00	1,666.67	7.03	9.12	10.59
Trash Removal	18,701.54	28,052.31	28,500.00	0.00	28,500.00	2,375.00	10.02	13.00	15.08
Propane/Gas	4,794.59	7,191.89	9,000.00	0.00	9,000.00	750.00	3.16	4.11	4.76
TOTAL UTILITIES	42,893.98	64,340.97	71,000.00	-1,500.00	69,500.00	5,791.67	24.44	31.70	36.79

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MAINTENANCE & REPAIRS									
Common Area Bldg/Supplies	9,592.07	16,443.55	16,000.00	-2,000.00	14,000.00	1,166.67	4.92	6.39	7.41
Plumbing/Sewer Repairs	6,290.25	7,435.38	5,000.00	2,000.00	7,000.00	583.33	2.46	3.19	3.71
Common Area Lighting/Elect	428.77	2,643.16	4,000.00	0.00	4,000.00	333.33	1.41	1.82	2.12
Equipment/Cart Repair/Fuel	1,175.09	1,762.64	2,000.00	0.00	2,000.00	166.67	0.70	0.91	1.06
Interior Pest Control	3,341.12	5,011.68	4,500.00	0.00	4,500.00	375.00	1.58	2.05	2.38
Termite Bond	4,478.00	4,478.00	4,478.00	137.00	4,615.00	384.58	1.62	2.11	2.44
Security Patrol	2,800.00	4,200.00	4,200.00	0.00	4,200.00	350.00	1.48	1.92	2.22
TOTAL MAINT & REPAIRS	28,105.30	41,974.39	40,178.00	137.00	40,315.00	3,359.58	14.17	18.39	21.34
LANDSCAPE MAINT.									
Contract	29,323.36	43,985.04	43,985.00	5,000.00	48,985.00	4,082.08	17.22	22.34	25.93
Pest Control/Fertilizer	3,426.00	6,852.00	6,852.00	0.00	6,852.00	571.00	2.41	3.13	3.63
Irrigation Repair	8,284.64	15,426.96	20,000.00	0.00	20,000.00	1,666.67	7.03	9.12	10.59
Plants and Annuals	0.00	3,500.00	3,500.00	0.00	3,500.00	291.67	1.23	1.60	1.85
Tree Trim/Removal	12,500.00	12,500.00	10,000.00	0.00	10,000.00	833.33	3.52	4.56	5.29
Mulch	0.00	10,000.00	10,000.00	0.00	10,000.00	833.33	3.52	4.56	5.29
TOTAL LANDSCAPE	53,534.00	92,264.00	94,337.00	5,000.00	99,337.00	8,278.08	34.93	45.31	52.58
PAYROLL									
Maintenance Supervisor	26,014.00	39,021.00	43,680.00	2,080.00	45,760.00	3,813.33	16.09	20.87	24.22
Additional Maintenance	1,350.00	2,025.00	1,750.00	1,058.00	2,808.00	234.00	0.99	1.28	1.49
Payroll Burden	2,078.24	3,117.36	3,475.40	25.24	3,500.64	291.72	1.23	1.60	1.85
TOTAL PAYROLL	29,442.24	44,163.36	48,905.40	3,163.24	52,068.64	4,339.05	18.31	23.75	27.56
TOTAL OPERATING EXPENSES	239,997.07	375,069.79	388,654.65	36,584.24	425,238.89	35,436.57	149.51	193.96	225.08
RESERVES	101,354.00	152,031.00	152,031.00	0.00	152,031.00	12,669.25	53.45	69.35	80.47
TOTAL EXPENSES	341,351.07	527,100.79	540,685.65	36,584.24	577,269.89	48,105.82	202.96	263.31	305.54
SURPLUS	16,192.94	9,297.73	0.00		0.00	0.00	27.99	36.00	42.00

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STRAIGHT LINE METHOD:

DESCRIPTION	ESTIMATED USEFUL LIFE	ESTIMATED REMAIN. LIFE	ESTIMATED REPLACEMENT COST	FUND BALANCE AT Dec. 31, 2022	2023 ESTIMATED INCOME	2023 ESTIMATED EXPENSES	ESTIMATED BALANCE Dec. 31, 2023
Roofing	20	15	1,001,133.00	116,886.27	58,443.27	0.00	175,329.54
Painting	10	8	159,900.00	31,980.00	15,990.00	0.00	47,970.00
Paving	20	18	250,084.00	25,008.21	12,504.21	0.00	37,512.42
Sealcoating	4	1	29,565.00	28,705.00	860.00	29,565.00	0.00
Misc. Building Components	50	9	613,407.00	141,416.11	54,452.11	0.00	195,868.22
Misc. Site Improvements	50	6	318,376.00	139,062.00	28,372.47	42,726.00	124,708.47
			2,372,465.00	483,057.59	170,622.06	72,291.00	581,388.65
Prior Year Profits							
Staight Line Method Required Reserves					170,622		
POOLING METHOD							
			2,372,465	458,593	152,031	72,291	538,333
Current reserve funding :					152,031		